



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

www.howardcountymd.gov

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October Agenda

Thursday, October 1, 2015; 7:00 p.m.

The October meeting of the Historic Preservation Commission will be held at 3430 Court House Drive, Ellicott City, MD 21043. All cases are public meetings unless otherwise indicated. All inquiries should be made to: 410-313-2350. Requests for accommodations need to be made three working days in advance of the meeting. Materials are available in alternative formats upon request.

PLANS FOR APPROVAL

*Please note the following comments and recommendations are from DPZ Staff and are recommendations for the Commission to consider, they do not represent a decision made by the Commission.

Agenda

1. 15-50 – 6117 Lawyers Hill Road, Elkridge, HO-445 (continued from September)
2. 15-54 – 1805 Marriottsville Road, Marriottsville, HO-191
3. 15-55 – 8090 Main Street, Ellicott City, HO-99
4. 15-56 – 3765 Church Road, Ellicott City
5. 15-57 – 8417 Merryman Street, Ellicott City
6. 15-58 – 15-58 – 3615 Fels Lane, Ellicott City
7. 15-59 – 9598 (HO-968), 9590, 9584 (HO-967), 9580, 9570 (HO-966), 9562 (HO-965) Route 108, Columbia
8. 15-60 – 5333 Kerger Road, Ellicott City, HO-865
9. 15-61 – 8550 Fair Street, Savage
10. 15-62 – 3618 Fels Lane, Ellicott City

CONSENT AGENDA

15-50 – 6117 Lawyers Hill Road, Elkridge (continued from September)

Install barn lights.

Exterior Applicant: Drew Roth

Background & Scope of Work: According to MDAT, the primary structure dates to 1932 and is on the Historic Sites Inventory as #HO-445 but this is for an outbuilding on the property. The Applicant proposes to install lighting above each doorway of the barn. The applicant is proposing a total of 5 exterior lights to be fastened to the barn above each doorway. The lights will be a galvanized gooseneck traditional in style to barns and historic structures. The light will have a 12 inch shade and cast light downward to the door below it.

Staff Comments: The Lawyers Hill Guidelines Outdoor Lighting in Chapter 9.F states “new lighting should be unobstructive, in keeping with the historically rural character of the District.” “Shield Lighting so that it illuminates only the area intended and does not spill onto neighboring properties.” Avoid “lighting fixtures made of unpainted bright metal or other visually intrusive materials in the locations visible from public streets or neighboring houses. Staff finds the lights to be in compliance to the Guidelines in color, scale, location and casting of light.

Staff Recommendation: Staff recommends Approval as submitted.

15-54 – 1805 Marriottsville Road, Marriottsville, HO-191

Waterproofing foundation and tax credit pre-approval.

Applicant: Michelle (Shelly) Levey

Background & Scope of Work: According to MDAT the house dates to 1850. The house is also listed on the Historic Sites Inventory as HO-191 and is eligible for tax credits. The Applicant proposes to waterproof the basement and add a drainage system to stop current water issues.

Staff Comments: Weatherproofing the basement and preventing water damage from the foundation and the basement is an eligible tax credit repair. Section 20.112.b.4.ii.b states “eligible work includes work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing;” The Applicant has submitted a clear scope of work and approval is recommended.

Staff Recommendation: Staff recommends tax credit Approval as submitted.

15-55 – 8090 Main Street, Ellicott City, HO-99

Business sign approval.

Applicant: Robin Holliday

Background & Scope of Work: According to MDAT, the building dates to 1890. The Applicant proposes to install a hanging sign in the upper west corner of the first floor façade for a commercial business. The sign will be constructed of aluminum with a blue background and having white letters for the gallery logo laminated on both sides stating “HorseSpirit Arts Gallery”. The sign will be 14 inches high by 36 inches wide, for a total of 3.5 square feet. The sign will be hung from a 40 inch black heavy-duty steel Torino Elite Hanging Blade Sign Bracket. The sign will be double sided and will be mounted to clear the 10 foot sign clearance.

Staff Comments: The proposed sign generally complies with Chapter 11 recommendations (page 80), such as “use simple, legible words and graphics” and “keep letters to a minimum and the message brief and to the point.” Chapter 11.A of the Guidelines (page 80) recommends, “use a minimum number of colors, generally no more than three.” The sign will have two colors total, white and blue.

The projecting sign is proposed to be hung. The Guidelines (page 84) recommend against “extending the sign vertically above the window sill of the second-story of the structure” which this Applicant is not doing. The Guidelines (page 82) explain that “limiting signs to the first floor helps in maintaining a visual boundary between the store and upper story facades. A defined boundary between storefronts and upper facades helps to create a well ordered, attractive commercial streetscape.”

The black metal bracket complies with Chapter 11.A (page 80) recommendations, “use historically appropriate materials such as wood or iron for signs or supporting hardware.”

Staff Recommendation: Staff recommends Approval as submitted:

15-56 – 3765 Church Road, Ellicott City

Gutter and porch replacement. Tax credit pre-approval. Façade Improvement Program funds.

Applicant: Archana Leon-Guerrero

Background & Scope of Work: According to MDAT the house dates to 1872. The Applicant has approval from the July 2014 #14-45 to replace the gutters, downspouts and porch repairs which were considered in-kind repairs. The Applicant seeks approval for using half round gutters instead of the current K style gutters. And the Applicant seeks Façade Improvement Grant Funding to help with the expense of the porch repairs.

Staff Comments: The application is consistent with Section 20.112 of the County Code which state that eligible work for tax credits includes, “the repair or replacement of exterior features of the structure” and “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability or weatherproofing.” Staff recommends approval of the half round metal gutters which are more historically appropriate than the K style gutter. Staff recommends

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the half round gutters and work.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of two quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received.

15-62 – 3618 Fels Lane, Ellicott City

Install Fence.

Applicant: S. Allan Shad

Background & Scope of Work: According to MDAT the house dates to 1867. The Applicant seeks approval to install a split rail fence around the rear southeast side of the house. The fence is approximately 142 linear feet and will have a wire garden fencing to keep the Applicant’s dog contained. The fence rail will remain unfinished and will gray naturally and consist of three rail sections and will have 2 gates each 4 feet wide, one adjacent to the back of the house and the other in the back corner of yard.

Staff Comments: Chapter 9.D (page 69) recommends split rail or post and rail fences being used in the more appropriate areas of the less densely developed areas naming several residential streets of Ellicott City. The Guidelines recommend more preservation of historic fences of granite and wrought iron when visible from the public ways. A small portion of this fence is visible from one viewpoint on Fels Lane but

it is minimal and all of the fence is in the backyard. The fence is simple, left unstained to blend with the environment and compliments several adjacent neighbors fencing.

Staff Recommendation: Staff recommends Approval as submitted.

REGULAR AGENDA

15-57 – 8417 Merryman Street, Ellicott City

Exterior Alterations and tax credit approval

Applicant: Michael Bollino

Background & Scope of Work: According to 1899 Sanborn Maps, the building dates to the last quarter of the 19th century. The Applicant proposes to inhabit the currently uninhabitable barn structure by doing the following:

1. Replace the Cedar wood board and batten siding in-kind.
2. Replace the corrugated metal roof with a standing seam metal roof to match the silver color in-kind.
3. Replace the existing doors single swing in-kind.
4. Replace the 2 existing top story windows in size and shape with wood windows in-kind.
5. Replace currently inadequate rubble foundation with a structural sound concrete foundation.
6. Replace structural walls with 2"x6" walls to allow for R-21 insulation and proper structural integrity.
7. Add an addition on the back southern side that will be 9'9" in depth by 16'4" in width and matching the same height of the existing roof. The addition will have the same siding, roof and exterior materials as the historic structure. There will be 3 large windows added to the back of this addition and no windows added on the side elevations (as the application elevations currently illustrate)
8. Add a skylight for bathroom lighting on the back additions roof.

Staff Comments: The work to the historic structure is all in-kind repair or replacement of existing features, using the same materials. The application is consistent with Section 20.112 of the County Code which state that eligible work for tax credits includes, "the repair or replacement of exterior features of the structure" and "work that is necessary to maintain the physical integrity of the structure with regard to safety, durability or weatherproofing."

The rear addition will not be seen from the façade and can be barely seen from Merryman Street. The addition will have all the same in-kind materials as the house. The windows for the house will be on the southern side and only added on the addition. Staff has no objection to a large scenic window that mimics the enclosure of a barn door or carriage size opening. This addition is compatible with the Guidelines Chapter 7.a (page 51-53) that state "Attach additions to the side or rear of a historic building to avoid altering the primary façade." "Design additions so that the form and integrity of the historic structure would be unimpaired if the addition were to be removed in the future." "Design an addition to be subordinate to the historic building in size, height, scale and detail to allow the form of the original structure to be seen. Distinguish the addition from the original structure by using a setback or offset or a line of vertical trim between the old section and the new." "Do not use sliding glass doors, bay windows, skylights and similar features on additions to historic buildings unless they are in an unobtrusive location." "Use exterior materials and colors similar to or compatible with the texture and color of those on the existing building."

Staff Recommendation: Staff recommends Approval as submitted for all work and tax credit pre-approval for #1-6 with #5&6 showing proof of structural integrity.

15-58 – 3615 Fels Lane, Ellicott City

Advisory comments for parking pad

Applicant: William Withers and Julia Hawrylo

Background & Scope of Work: According to MDAT, the historic house dates to 1910. The Applicant is seeking Advisory Comments on a parking pad for the front of their home that sits on Fels Lane. Currently the owners have to drive through the apartment complex in order to access their property with a car. Demolition and construction of that apartment complex will occur soon and be under construction over the next year leaving the accessibility to their home limiting. There is no on street parking on Fels Lane in front of their home. Only a small block garage is at street level on Fels Lane which cannot accommodate the size of their vehicles and is in bad repair. The Applicants seek comments on retaining walls, railings, lighting, and being able to cut into their front slope to allow a pull off “eyebrow” driveway that will park 2 cars linearly one in front of the other. The Applicant will seek permission to demolish the garage that is considered “an attractive nuisance” that no longer can serve as a garage. There are more than 34 steep stairs linking the house ground elevation with Fels Lane so the Applicant seeks a switchback stair design that is easier and safer to walk.

Staff Comments: Staff

1. Retaining walls: The front of this property is an extreme slope that ends at the edge of Fels Lane. Retaining some of the slope would help with erosion and stormwater issues and would create a safer, less steep approach to the front door. Grading is needed in order to allow a width of a car to fit adjacent to Fels Lane. The Guidelines Chapter 9.d state “Retaining walls of granite, brick or timber may be appropriate, depending on the context. Concrete walls can be used in locations with very little visibility. New granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” Staff recommends a structural engineer consider a granite or stone veneer retaining wall at the base of Fels Lane where the wall is most visible by neighbors and traffic. This wall could be up to 4 feet high and tapering down to a 2 foot cornerstone pillar on either end of the eyebrow driveway. The driveway paving elevation would be the same as Fels Lane at both ends but peak up in elevation about 3 feet to help alleviate the steep slope of the stairway connection to the driveway. Staff recommends the remaining retaining walls be a veneered concrete wall or a dark colored concrete wall if they are to remain short like the recommended heights of 2 feet, a Keystone Compac that are 8”x 18” blocks that mimic the blocks of the garage as the Keystone Century Wall looks more like natural stone stacked or stacked stone. The detail and real stone wall would be more valuable at the base of Fels Lane since it will be closer to and more visible from the road.
2. Stairs: The Applicant does not want steep stairs and are considering a switch back design to reduce the immensity of the stairs drop. The Guidelines recommend stone, brick, or concrete for stairs.
3. Railings: Railings can be wood or iron or even aluminum finished to look like iron. Code requires railings throughout the stairway and recommends some type of black metal rail. Staff would recommend a black railing complimentary to the styles that exists in Ellicott City.
4. Lighting: Chapter 9.E of the Guidelines (page 71) states “New lighting fixtures do not need to replicate the style of historic lamps. Nevertheless, they should be simple and unobtrusive and scaled for the pedestrian environment of the historic district.” Staff recommends landscape

pathway lights along the stairway or lights built in to the sides of the stairs in the retaining walls (example Lot E new staircase lighting).

5. Parking space: Chapter 9.D (page 70) recommendations, “where needed, install new residential driveways that are narrow (one lane) and follow the contours of the site to minimize the need for clearing and grading.” Chapter 10.b of the Guidelines state “Locate new parking facilities to minimize the impact on historic buildings and streetscapes. Design parking areas, curb cuts and driveways to be no longer or wider than necessary to accomplish their function.” The site has a large drainage ditch that is a safety and stormwater issue. Culverting the ditch for that 50 foot length would allow for a wall to be installed adjacent to the edge of the road. A standard parking space is 10 feet wide by 20 feet long so this driveway should be 15 feet in width by 50 feet to allow for 2 cars to ramp on and off of Fels Lane. The drive should not be wide enough to accommodate more than 2 stacked cars.
6. Garage demolition: The garage is historic in age but given the location, the condition, the nuisance factor and valuable road frontage, staff recommends demolition of the garage to allow for the driveway to be constructed.

Staff Recommendation: Staff recommends an arching driveway approximately 15 feet by 50 feet that is elevated and has a retaining wall buffering the cars from view and from Fels Lane. Staff recommends a structural engineer design a few additional retaining walls on the hill to accommodate the slope in a more stable manner. Staff recommends the railing and lighting to follow the Guideline recommendations.

15-59 – 9598 (HO-968), 9590, 9584 (HO-967), 9580, 9570 (HO-966), 9562 (HO-965) Route 108, Columbia

Advisory comments for subdivision with multiple demolitions.

Applicant: J. Chris Pippen, Triangle Old Annapolis Associates LLC

Background & Scope of Work: According to MDAT, the historic house dates to 1920

The historic houses are not located in a local historic district; the application is for Advisory Comments for the subdivision. The Applicant proposes to demolish the remaining Columbia Woodlands development established in the 1930's to create 90 duplex townhome dwellings on the approximate 5.5 acres.

Staff Comments: The houses on this street range from 1917, 1945, 1946, 1947, and 1976 with a church noted for being in 1970's but has evidence of it too being 1940's construction with a renovation converting it to a church in the 1970's. Staff notes the expanded road and commercial intersection adjacent to the neighborhood has changed the setting these homes once experienced. The removal of this street will leave only 4 homes on the west side of Columbia Road on Woodland Road that are built before 1950. Staff finds the removal of 4 Howard County Historic Sites in one development warrant some type of documentation of the community that was one of the few communities in Howard County in existence pre-Columbia.

Staff Recommendation: Staff recommends these homes be offered for relocation or deconstruction of their materials for recycling or reclamation and documentation made on each of the homes built before 1950.

15-60 – 5333 Kerger Road, Ellicott City, HO-865

Advisory comments for subdivision with demolition of HO-865.

Applicant: Steve Breeden, Security Development LLC

Background & Scope of Work: According to MDAT, the original historic house dates to ca. 1850's and is documented as the John. S. Ridgely farm. "It is a 2 1/2 –story, 3-bay, gable front, wood-frame Greek Revival style farmhouse with a 1914 L-shaped wood-frame addition that mimics the appearance of a four-square. The house has a stone foundation, wood German siding covered with vinyl siding, wood two-over-two windows, and an asphalt roof. According to the historic inventory the interior retains many of its significant features, including wood floors, stairs, doors and trim, and parlor mantel." Howard County's Architectural Historian says most of the construction and features to the house are the turn of the 19th century so neither 1850's nor 1914.

The historic house is not located in a local historic district; the application is for Advisory Comments for the subdivision within this 5.18 acre parcel. The Applicant proposes to subdivide the property into 13 total lots, with Lots 1-11 having houses and Lots 12-13 being open space. The Historic house is sitting in close proximity to Lot 6 which is the last northeastern house on the development. There are several outbuildings (barns and sheds) but they are in failing condition.

Staff Comments: Staff notes the John. S. Ridgely farmhouse has the size and scale of a large new home. The existing home has a setback from the property line 40-45 feet but it is in the general area of where Lot 6 is located. Lot 6's perimeter can be shifted to envelop this house without the design, T-drive and rest of the lots having to change. If a waiver is need for setbacks in order to retain this existing historic house, it should be sought. The front of the house is currently facing north (northwest) and the back of the house facing south toward the proposed road. The back porch now proposed as the front would enter into the rehabbed family room that has an open concept and is more modern than the rest of the house. In the scope of building a new house, this historic home could be saved by a minimal lot reconfiguration and by building a garage to blend with the community and compete with the modern neighboring homes but be sold at a similar price to the new construction. A garage could be added to the western side of the house adjacent to the kitchen where there is currently a bay window which would allow the back of the house to be reconfigured as the front.

Staff finds this house to be in great condition with basic updates required. The basement could be excavated and concreted for more modern appeal but the structure and interior is in good condition for a renovation. Staff believes this house could be a considered by Historic Ellicott City (HEC) organization that hosts the annual Decorator Showcase homes where professionals repaint, remodel, repair and display work that could be a win-win for the developer to have interior work and landscape done for this house and also for HEC that is often seeking historic homes available for this event that are vacant and available for display.

The other outbuildings are historic and an architect could convert the 1904 barn that literally sits in the footprint of the house for Lot 7 but Staff recognizes coverting a barn into a house has more challenges with infrastructure than an existing house. Staff recommends the focus be salvaging the Main house and deconstructing the stone and siding and materials from all other historic outbuildings. Staff recommends 25% tax credit for any restoration work done to the exterior of the Main house, for instance, restoration of the German siding, new shutters, repair to any original windows, any foundation work is all eligible.

Staff Recommendation: Staff recommends retention of the John S. Ridgely house to become the house for Lot 6. Staff recommends deconstruction of the barn or offering it for someone to take off the property prior to construction.

15-61 – 8550 Fair Street, Savage

Architectural compatibility determination for R-H-ED zoning requirement.

Applicant: Peter Stone, Pennoni Associates

Background & Scope of Work: This project came before the Commission at the July 2, 2015 meeting as #15-38. It is returning for a determination of its architectural compatibility because it falls under the new R-H-ED zoning, which requires that the design of the new structures be determined by the Historic Preservation Commission to be compatible with the historic character of the area. There are no existing structures on site, but the Applicant proposes a 35 lot subdivision on approximately 6 acres that sits adjacent to the parking lot for the Savage Mill, ballparks of Howard County Recreation and Parks and Little Patuxent River. The proposed structures will include 6 single family detached houses, 5 sets of townhouses and 5 duplex units. The site layout will include a system of alleys and private streets.

The single family and duplex houses will be constructed along the Washington Street extension. The townhouses will be located behind the duplexes. The new development will not be located directly adjacent to the existing historic houses; the parking lot and park will provide a buffer.

Research has revealed historic barns and orchards once resided in this area as part of the mill complex. The Applicant has revised the architectural components of the site to resemble a mill complex, showing 6 manager homes, 5 duplex unit worker homes, 2 wood barns “converted” to 6 unit dwellings and 3 small brick mills “converted” to 13 unit dwellings.

Staff Comments: Savage has a mix of housing types from “mill worker” home duplexes to Victorian farmhouses. Those found closest to the site location for the Settlement at Savage Mill are more modest, bungalow style buildings, although there are some elaborate structures located close by, such as the Mansion House (HO-218) and the Holte-Grafton House (Manager’s House, HO-220), which have elements of the Greek Revival and Second Empire style respectively.

Staff finds the concept of the small mill complex to be a creative means to develop a community. The Applicant has submitted a substantial packet showing all views, elevations and dimensions as requested by the Commission. Staff is focusing on the comments from the July meeting to highlight what issues have been addressed:

1. Plan view layout: Overall the plan view is very similar to the previous design. Staff notes the street and sidewalk pattern have remained the same except for a path connecting the open space and the 3 sets of duplexes have been converted to 2 sets of 3 townhomes.
2. Front loading garages: Comments expressed concern about front loading garages. The previous design had a third (12 out of 35) of the dwellings with front loading garages, 6 of them being the single family homes that are the homes first seen in the development. Now, out of 35 units, 6 units are front loading with the majority of them being from the barn buildings.
3. Single Family houses: These 6 homes are considered the “manager homes” for the mill. Comments were that front loading garages are not compatible and the redesign reflects 5 out of 6 homes having side loading garages. Victorian architecture styles have been eliminated from the homes, making them a more simple style. The roof lines were reduced by 20% in pitch, providing a visual decrease of roof seen from the façade.

4. Duplexes: All front loading duplexes have been eliminated. The Victorian style gingerbread although found in Savage have been eliminated. The pitch of the roof has been reduced by 20% providing a simpler, less steep design. The garages are back loading and complement the historic Savage duplexes with the garage being a bumpout enclosure similar to many of the numerous additions added to the back of the existing homes throughout the community. The opportunity for outdoor space is added on the roof of the garage so no modern deck posts are seen from the road.
5. Townhomes: Comments expressed concern about townhomes. Staff found several houses on Baltimore Street have 3 unit dwellings, one having asphalt in the front and back yard to provide parking for 8 vehicles. For the new design 2 units will have 3 townhomes, 2 units will have 4 townhomes and 1 unit will have 5 townhomes. Three of the townhome sets are designed to mimic small brick mills that would have been converted into dwellings. The architecture is simple without porches or details beyond the brick and the consistent mill pattern of windows. The back of the mill townhomes have garages and a top floor balcony that cannot be seen by the front or sides as they are cut into the roof. The other 2 townhome units complement the look of barns with minimal details to the exterior and garages looking like barn door openings. The western side of the barn has a lower 3rd walkout level like most bank barns would have. The western side provides the most windows to view the open space of the river and park. There are 6 wood decks off the back of these units which cannot be seen from the road or any view from the community as they face open space.
6. Architecture: Comments in July stated that the conflict between Victorian vs Federal style needs resolution. This plan no longer has Victorian features to the design. The community is minimalistic in architectural features and focuses on more of the patterns, materials and scale of a mill complex such as wood exterior for barns and brick exterior for the small mills.
7. Rooflines: The rooflines were considered too steep and have been reduced by 20% to have less of a pitch and less vertical height visible which complement the current homes in Savage.
8. Connectivity to parkland: Previous plan did not show a connection to the open space. The revised plan shows a path linking to the recreation space.
9. Parking requirement: Staff finds there have been no changes to parking per the Commissions comments but previous testimony stated the County parking requirements had been fulfilled.
10. Urban town look: The dense townhomes have been converted to larger scaled buildings like mills and barns that are more appropriate for the mill town of Savage. Mills often had multiple buildings of different sizes with narrow walkways and alleyways to allow for deliveries or pedestrian access. The close proximity of development seems more appropriate as a mill complex than as dwelling units.
11. Density of development: Comments identified compatibility with the size, scale and articulation relative to the surrounding community. Staff finds a small mill complex complimentary to the larger Savage mill adjacent to it. A person has to pass by the Historic Savage Mill to reach this community and the scale of the mills and barns adjacent to "Mill worker" homes are more relevant than the previous design.
12. Lack of historical data/connectivity: Staff notes the historic documentation identifies barns and orchards as the only historic findings on this site. The continuation of a mill community next to an existing mill seems more compatible than creating an urban residential landscape. One comment from July testimony was "replicas of the Mill would be most appropriate."
13. Landscape plan: Landscape plan has not been submitted but the current plan shows standard street trees. Staff recommends consideration of a cluster of 6-10 trees planted in open space to mimic the orchards discovered on site. Staff recommends more of a buffer from the residential side of the community and a buffer from the Mill's parking lot so new residents do not look onto the parking lot.

14. Topography: Staff finds the majority of the development will be at the 250-248 foot elevation at the facades of the homes. The Barns will have a lower third floor walkout in the back west side of the property with elevations at 240 feet. The closest existing house at Fair Street and Washington Street has an elevation of 248'. The Mansion is at 252'. The Mill's parking lot is mostly in the 240' elevation and the west side of the mill at the roundabout drop-off is at 205' elevation which is 630 feet from the entrance to the development. Staff finds the grading minimal and notes the lack of retaining walls found on the site which is often the solution to new development grading issues, but would be disfavored here from a compatibility context.

Staff Recommendation: Staff finds the proposed buildings are architecturally compatible with the historic buildings found in Savage.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Beth Burgess
Executive Secretary

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